



**TOWN OF COLMA
MUNICIPAL CODE**

CHAPTER FIVE: PLANNING, ZONING, USE, DEVELOPMENT OF LAND AND IMPROVEMENTS

Subchapter Three: F Zone Restrictions

5.03.320 Restriction Applicable to "F" Zone.

(a) No person may erect, construct, enlarge or improve any building or structure in the "F" Zone, or permit the same to be done, unless the building or structure complies with each of the following requirements:

- (1) The first-floor elevation (to include basement) of any new residential structures shall be elevated to or above the 100-year flood elevation;
- (2) The first-floor elevation (to include basement) of non-residential structures shall be elevated to or above the 100-year flood elevation;
- (3) Only construction materials and utility equipment that are resistant to flood damage may be used at or below the 100 year flood elevation;
- (4) Only construction methods and practices that will minimize flood damage may be used;
- (5) Each building or structure must be designed or anchored to prevent the flotation, collapse or lateral movement of the structure or portions of the structure due to flooding;
- (6) In regard to mobile homes:
 - (A) Over-the-top ties must be provided at each of the four corners of the mobile home with two (2) additional ties per side at the intermediate locations, and mobile homes less than fifty (50) feet long requiring one (1) additional tie per side;
 - (B) Frame ties must be provided at each corner of the home with five (5) additional ties per side at intermediate points, and mobile homes less than fifty (50) feet long requiring four (4) additional ties per side;
 - (C) All components of the anchoring system must be capable of carrying a force of 4,800 pounds;
 - (D) Any additions to mobile homes must be similarly anchored.

(b) The term "100-year flood elevation" means the elevation which is determined by the City Engineer to have a one per cent chance of flooding in any given year.

[History: formerly § 5.335; ORD. 290, 08/10/83; ORD. 638, 12/14/05]